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 BRADLEY SHARP, Chapter 11 Trustee

UNITED STATES BANKRUPTCY COURT
 EASTERN DISTRICT OF CALIFORNIA
 SACRAMENTO DIVISION

CS360 TOWERS, LLC, a California
 limited liability company,
 Debtor.

Case No. 17-20731

Chapter Number: 11

Docket Control No. TBG-2

**EXHIBIT LIST TO SUPPLEMENT TO
 MOTION FOR AUTHORITY TO USE
 CASH COLLATERAL**

Date: April 18, 2017
 Time: 9:00 a.m.
 Dept: D
 Judge: Hon. Robert S. Bardwil

<u>EXHIBIT</u>	<u>DESCRIPTION OF EXHIBIT</u>	<u>PAGE</u>
1	CS360 Towers, LLC Monthly Budget	

DATED: April 14, 2017

DOWNEY BRAND LLP

By: /s/ Jamie P. Dreher
 JAMIE P. DREHER
 Proposed Attorney for Chapter 11 Trustee
 BRADLEY SHARP

EXHIBIT 1

CS360 Towers, LLC
Monthly Budget

Consolidated Condo Units = 34 Commercial Units = 9	Period April 2017	Period May 2017	Period June 2017	Period July 2017	Period August 2017	Period September 2017	Period October 2017	Period November 2017	Period December 2017	Total 2017 Budget
Beginning Cash Balance	177,686	181,419	227,587	270,755	315,922	363,090	410,258	457,425	504,593	
<u>Receipts</u>										
Condo Rent	57,715	57,715	57,715	57,715	57,715	57,715	57,715	57,715	57,715	519,435
Commercial Unit Rent	-	6,000	8,000	10,000	12,000	12,000	12,000	12,000	12,000	84,000
Parking / Other Tenant Income	-	-	-	-	-	-	-	-	-	-
Refunds / Security Deposit Releases	2,200	-	-	-	-	-	-	-	-	2,200
Miscellaneous	-	5,000	-	-	-	-	-	-	-	5,000
Total Receipts	59,915	68,715	65,715	67,715	69,715	69,715	69,715	69,715	69,715	610,635
<u>Disbursements</u>										
HOA Dues	(44,227)	(14,742)	(14,742)	(14,742)	(14,742)	(14,742)	(14,742)	(14,742)	(14,742)	(162,167)
Insurance	(1,401)	(1,401)	(1,401)	(1,401)	(1,401)	(1,401)	(1,401)	(1,401)	(1,401)	(12,605)
Maintenance / Repairs / Locksmith	(250)	(250)	(250)	(250)	(250)	(250)	(250)	(250)	(250)	(2,250)
Make Ready (Cleaning)	(700)	(700)	(700)	(700)	(700)	(700)	(700)	(700)	(700)	(6,300)
Off Site Parking	-	-	-	-	-	-	-	-	-	-
Office Expenses	(150)	(150)	(150)	(150)	(150)	(150)	(150)	(150)	(150)	(1,350)
Onsite Management Fees	(6,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)	(30,000)
Property Management Fees	(1,154)	(1,154)	(1,154)	(1,154)	(1,154)	(1,154)	(1,154)	(1,154)	(1,154)	(10,389)
Utilities	(2,300)	(1,150)	(1,150)	(1,150)	(1,150)	(1,150)	(1,150)	(1,150)	(1,150)	(11,500)
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Total Disbursements	(56,182)	(22,547)	(22,547)	(22,547)	(22,547)	(22,547)	(22,547)	(22,547)	(22,547)	(236,561)
Ending Cash Balance	181,419	227,587	270,755	315,922	363,090	410,258	457,425	504,593	551,761	551,761

Notes / Assumptions

CS360 Towers, LLC
Monthly Budget

CS360 Condo Units = 20 Commercial Units = 9	Period April 2017	Period May 2017	Period June 2017	Period July 2017	Period August 2017	Period September 2017	Period October 2017	Period November 2017	Period December 2017	Total 2017
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
Beginning Cash Balance	106,912	107,194	139,459	168,725	199,990	233,255	266,520	299,786	333,051	
Receipts										
Condo Rent	36,735	36,735	36,735	36,735	36,735	36,735	36,735	36,735	36,735	330,615
Commercial Unit Rent	-	6,000	8,000	10,000	12,000	12,000	12,000	12,000	12,000	84,000
Parking / Other Tenant Income	-	-	-	-	-	-	-	-	-	-
Refunds / Security Deposit Releases	2,200	-	-	-	-	-	-	-	-	2,200
Miscellaneous	-	5,000	-	-	-	-	-	-	-	5,000
Total Receipts	38,935	47,735	44,735	46,735	48,735	48,735	48,735	48,735	48,735	421,815
Disbursements										
HOA Dues	(30,110)	(10,037)	(10,037)	(10,037)	(10,037)	(10,037)	(10,037)	(10,037)	(10,037)	(110,404)
Insurance	(938)	(938)	(938)	(938)	(938)	(938)	(938)	(938)	(938)	(8,445)
Maintenance / Repairs / Locksmith	(150)	(150)	(150)	(150)	(150)	(150)	(150)	(150)	(150)	(1,350)
Make Ready (Cleaning)	(400)	(400)	(400)	(400)	(400)	(400)	(400)	(400)	(400)	(3,600)
Off Site Parking	-	-	-	-	-	-	-	-	-	-
Office Expenses	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(900)
Onsite Management Fees	(4,020)	(2,010)	(2,010)	(2,010)	(2,010)	(2,010)	(2,010)	(2,010)	(2,010)	(20,100)
Property Management Fees	(735)	(735)	(735)	(735)	(735)	(735)	(735)	(735)	(735)	(6,612)
Utilities	(2,200)	(1,100)	(1,100)	(1,100)	(1,100)	(1,100)	(1,100)	(1,100)	(1,100)	(11,000)
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Total Disbursements	(38,653)	(15,470)	(15,470)	(15,470)	(15,470)	(15,470)	(15,470)	(15,470)	(15,470)	(162,411)
Ending Cash Balance	107,194	139,459	168,725	199,990	233,255	266,520	299,786	333,051	366,316	366,316

Notes / Assumptions

Current units rented stay occupied and current on rents
 Shared costs include: Insurance, office expenses, onsite management fees. Expenses shared 67% CS360, 33% Elvidge units
 Timing of unit sales not estimated in current budget
 Starting cash estimated from current information received by the Trustee. Subject to change.

CS360 Towers, LLC
Monthly Budget

Ron Elvidge Condo Units = 14	Period April 2017	Period May 2017	Period June 2017	Period July 2017	Period August 2017	Period September 2017	Period October 2017	Period November 2017	Period December 2017	Total 2017
Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
Beginning Cash Balance	70,774	74,225	88,127	102,030	115,932	129,835	143,737	157,640	171,542	
Receipts										
Condo Rent	20,980	20,980	20,980	20,980	20,980	20,980	20,980	20,980	20,980	188,820
Commercial Unit Rent	-	-	-	-	-	-	-	-	-	-
Parking / Other Tenant Income	-	-	-	-	-	-	-	-	-	-
Refunds / Security Deposit Releases	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Total Receipts	20,980	20,980	20,980	20,980	20,980	20,980	20,980	20,980	20,980	188,820
Disbursements										
HOA Dues	(14,117)	(4,706)	(4,706)	(4,706)	(4,706)	(4,706)	(4,706)	(4,706)	(4,706)	(51,763)
Insurance	(462)	(462)	(462)	(462)	(462)	(462)	(462)	(462)	(462)	(4,160)
Maintenance / Repairs / Locksmith	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(900)
Make Ready (Cleaning)	(300)	(300)	(300)	(300)	(300)	(300)	(300)	(300)	(300)	(2,700)
Off Site Parking	-	-	-	-	-	-	-	-	-	-
Office Expenses	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(450)
Onsite Management Fees	(1,980)	(990)	(990)	(990)	(990)	(990)	(990)	(990)	(990)	(9,900)
Property Management Fees	(420)	(420)	(420)	(420)	(420)	(420)	(420)	(420)	(420)	(3,776)
Utilities	(100)	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(50)	(500)
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Total Disbursements	(17,529)	(7,078)	(7,078)	(7,078)	(7,078)	(7,078)	(7,078)	(7,078)	(7,078)	(74,149)
Ending Cash Balance	74,225	88,127	102,030	115,932	129,835	143,737	157,640	171,542	185,445	185,445

Notes / Assumptions

Current units rented stay occupied and current on rents